

513 - 241



491578

GENERAL WARRANTY DEED.

THIS INDENTURE made on the 31st day of December, 1917, by and between the COMMERCIAL ACID COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Illinois, Party of the First Part, and MONSANTO CHEMICAL WORKS, a Corporation duly organized and existing under and by virtue of the laws of the State of Missouri, and authorized to transact business in the State of Illinois, party of the second Part,

WITNESSETH:

That the Party of the First Part, for and in consideration of the sum of One Hundred Thousand Dollars (\$100,000.00) and other valuable considerations, the receipt of all of which is hereby acknowledged, does by these presents convey and warrant to the Party of the Second Part, its successors and assigns, the following described real estate situated in the County of St.Clair, in the State of Illinois, to wit:

(Item 1) Part of Lot numbered Two Hundred and thirty one (231) of the "SUBDIVISION OF PART OF THE COMMONS OF CAHOKIA, COMMONLY KNOWN AS THE THIRD SUBDIVISION OF CAHOKIA COMMONS", reference being had to the plat thereof recorded in the Recorder's Office of St.Clair County, Illinois, in Book of Plats "A" on page 60; bounded on the North by a line Sixty-four (64) feet South of and parallel to the North line of said lot numbered Two Hundred and Thirty-one

(231) and on the South by a line beginning on the Easterly line of Mississippi Avenue distant One Hundred (100) feet South of the Northerly line of said lot, and extending Eastwardly parallel with said Northerly line to Cahokia or Dead Creek.

Subject to the rights reserved by one Charles E. Martin, to lay and maintain pipe lines across said strip of land for the purpose of transporting water, petroleum, and its products and natural gas, which said pipe lines are to be laid below the surface, so as not to interfere with the use of the land or improvements thereon. Subject further to a right of way for wagon way, across said land, from North to South, about the center of said lot numbered Two Hundred and thirty-one (231), not to exceed Thirty (30) feet in width, the location of which was to be determined within one year from December 12th 1906, by Charles E. Martin and Edward C. Kehr and Julius Pitsman.

(Item 2). Also parts of Lots numbered Two Hundred Thirty (230) and Two Hundred Thirty One (231) of the THIRD SUBDIVISION OF CAHOKIA COMMONS, as platted in Book of Plats "A" on page 60 in the Recorder's Office of St. Clair County, Illinois, described as follows, to wit:-

Commencing at a stone set in the Southern boundary line of said Lot No. 230 from which a stake set for the southwest corner of said Lot No. 230 bears North 85 degrees West 1061 feet and 3 inches, and running thence North 7 degrees east Five Hundred and thirty-seven (537) feet and two and one-half ($2\frac{1}{2}$) inches to a stone; thence South 85 degrees east along a line One Hundred and twenty-eight (128) feet South of and parallel to a fifty feet road laid out in said Third Subdivision, three hundred ninety-nine (399) feet and six (6) inches to the centre of Cahokia Creek; thence Southwardly along the center line of said Cahokia Creek, to the Southeast corner of said Lot No. 230; thence North 85 degrees west along the line between Lots No. 227 and 230 of said Third Subdivision of Cahokia Commons, four hundred and nineteen (419) feet and six (6) inches to a stone, the place of beginning, containing 5.387 acres, more or less.

Also a triangular piece of land being a part of said Lot No. 231, described as follows, to wit: Beginning at a stone, being the Northwest corner of the tract first hereinabove described, and running thence North 85 degrees West two hundred and forty (240) feet to a stone; thence South 62 degrees $41\frac{1}{2}$ minutes east two hundred and fifty five and three-fourths ($255\frac{3}{4}$) feet to a stone in the western line of the land next above described; thence North seven degrees east ninety-seven and one-sixth ($97\frac{1}{6}$) feet to a stone, the place of beginning, containing .2675 of an acre, more or less.

Subject to the reservation contained in the deed from the Mid-Continent Oil Refining Co., to W.H. Cocks, dated April 26th, 1907, and recorded in Book 364, on page 315 in said Recorder's Office, conveying the above described premises, which reservation is in words and figures, to wit:

"The party of the first part reserves to itself and others the right to lay and maintain a sewer and water pipes running east and west through the above described land. Such sewer and water pipes to be buried below the surface of the ground and so constructed as not to interfere with any of the buildings of the party of the second part or of his assigns."

(Item 3) Also, Lot numbered Two Hundred and twenty-three (223) of the "SUBDIVISION OF PART OF THE COMMONS OF CAHOKIA, COMMONLY KNOWN AS THE THIRD SUBDIVISION OF THE CAHOKIA COMMONS", reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "A" on page 60; excepting a strip of land Four Hundred and forty-five (445) feet wide off of the Westerly side thereof.

(Item 4) Also, Lot numbered Two Hundred and twenty-two (222) of the "SUBDIVISION OF PART OF THE COMMONS OF CAHOKIA, COMMONLY KNOWN AS THE THIRD SUBDIVISION OF THE CAHOKIA COMMONS" reference being had to the plat thereof recorded in the Recorder's office of St. Clair County, Illinois, in Book of Plats "A" on page 60, excepting a strip of land Four Hundred and Forty-five (445) feet wide off of the Westerly side thereof, and excepting two and one-half ($2\frac{1}{2}$) acres, more or less, off of the Southeasterly end of said lot, conveyed by Margaret Casey, a widow, to the Southern Illinois Trust Company, Trustee, by deed dated March 4th, 1913, and recorded April 7th, 1913, in said Recorder's Office in Book 444, on page 351.

Said last two tracts or lots, being items three and four hereof, are subject to the following agreement made a part of the deed from said Commercial Acid Company, to the Indianapolis Refining Company, bearing date January 31st, 1917, and recorded in said Recorder's

Office in Book 493, on page 478, in words and figures as follows, to wit:

The grantor has and does hereby reserve a right of way, for railroad switch purposes, over a strip of the above described land Fourteen (14) feet wide, running along the Eastern border of said above described land and extending from the Northwestern line of the Alton and Southern Railroad right of way to the south line of lot numbered Two Hundred and Twenty-three (223).

It is agreed that if either the grantor or the grantee shall construct on said Fourteen (14) foot strip a railroad track, or switch, connecting with the Alton and Southern Railroad, then the other party shall have the right to connect its switch with said track, or switch, at any point on said above mentioned Fourteen (14) foot strip, by paying one-half of the original cost of said switch from the point where such connection is made to the Alton and Southern Railroad Company's tracks, and thereafter the cost of maintaining said track, or switch, shall be borne jointly by the parties hereto, each bearing one-half thereof. Until the Grantor shall construct a switch, or track, on the said Fourteen (14) foot strip connecting with the Alton and Southern Railroad Company, or shall connect with a track, or switch, thereon constructed by the Grantee, the Grantee shall have the exclusive right to and use of said Fourteen (14) foot strip.

In case a railroad track or switch, connecting with the Alton and Southern Railroad is constructed on said Fourteen (14) foot strip by either party and the other party connects with same, in accordance herewith, then from that time on, so long as said connection is maintained, the said track, or switch shall be used jointly by the parties hereto, and neither of the parties hereto shall so use said track, or switch so as to prevent its being kept open for the movement of cars over the same to and from the Alton and Southern Railroad Company's main track. This understanding and agreement between the parties hereto shall be binding upon their successors and assigns.

(Item 5) Also parts of lots numbered Two Hundred and Eighteen (218) and Two Hundred and Nineteen (219) of the "SUBDIVISION OF PART OF THE COMMONS OF CAHOKIA, COMMONLY KNOWN AS THE THIRD SUBDIVISION OF THE CAHOKIA COMMONS", reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "A" on page 60, described as follows, to wit:

Beginning the survey thereof at a point on the northerly line of said Lot No. 219, distant Three Hundred and ten (310) feet Easterly of the Northwest corner of said lot, and running thence southwardly and parallel with the Easterly line of Mississippi Avenue, as laid out Sixty-six (66) feet wide, Three Hundred and thirty-two (332) feet and one (1) inch to the Northerly line of said lot No. 218, thence Southwardly with a curve having a radius of Five Hundred and Seventy-three and Sixty-nine hundredths (573.69) feet to the right, a distance of Three Hundred and Thirty-Three (333) feet, more or less to its intersection with the Northwest-erly line of the right of way of the Alton and Southern Railroad, thence Northeastwardly along said Northwesterly line of said right of way Ten Hundred and Thirty-six (1036) feet, more or less to the Northerly line of said lot No. 219, thence Westwardly along the northerly line of said lot No. 219, Six Hundred and Ninety-eight (698) feet and five (5) inches to the point of beginning, containing Four and Sixty-eight hundredths (4.68) acres.

Excepting however that part of said premises described as follows, to wit: Beginning the survey thereof at a point on the Northerly line of said lot No. 219, distant Four Hundred and Forty-five (445) feet Easterly of the Northwest corner of said lot, being Four Hundred and Forty-five (445) feet East of Mississippi Avenue, thence South parallel with Mississippi Avenue, to the Southerly line of said Lot No. 219, thence running Southwestwardly along a curved line having a radius of Three Hundred and eighty-seven (387) feet, Eleven and one-fourth (11 $\frac{1}{4}$) inches, to the right, One Hundred and Ninety One (191) feet, Five and one-half (5 $\frac{1}{2}$) inches to a point and stone in the Northwestern line of the Alton & Southern Railroad right of way, thence south-westwardly along the Northwest line of the right of way of said Railroad Company, Two Hundred and Twenty (220) feet, Two (2) inches to a point in said Northwest line of said right of way, thence Northeastwardly along a curved line, having a radius of Five Hundred and Seventy-three (573) feet, Eight and three eighths (8 $\frac{3}{8}$) inches to the left, Three Hundred and Thirty-three (333) feet, Ten and one fourth (10 $\frac{1}{4}$) inches to a point in the Southern line of said Lot No. 219, which point is three hundred and ten (310) feet East of the Eastern line of Mississippi Avenue,

thence Northwardly and parallel to Mississippi Avenue, to the Northerly line of said lot No. 219, thence Eastwardly along the Northerly line of said lot No. 219, One Hundred and Thirty five (135) feet to the point of beginning.

Subject, however, to the aforesaid agreement, made a part of the deed from said Commercial Acid Company, to the Indianola Refining Company, bearing date January 31st, 1917, and recorded in said Recorder's Office, in Book 493, on page 478, and specifically set out in items three (3) and four (4) hereof.

(Item 6) Also that part of lot numbered One Hundred and Twenty-one (121) of the "COMMONFIELDS OF CAHOKIA", reference being had to the plat thereof recorded in the Recorder's office of St. Clair County, Illinois, in Book of Plats "E" on pages 16 and 17, more particularly described as follows, to wit:

Commencing the survey thereof at a point formed by the intersection of the Westerly line of the right of way of the East St. Louis, Columbia and Waterloo Railway with the Southwesterly line of the right of way of the Illinois Transfer Railroad, thence in a Northwesterly direction along the Southwesterly line of said last mentioned right of way Fourteen Hundred and Fifty-six (1456) feet to a point in the Easterly line of the Falling Springs Road thence in a Southerly direction along the Easterly line of said Falling Springs Road, Four Hundred and Eighty-six (486) feet to a point in the southwest line of said lot numbered One Hundred and Twenty-one (121) thence Southeastwardly along the Southwest line of said lot numbered One Hundred and Twenty-one (121), Eleven Hundred and Seventy-three (1173) feet to a point, distant One Hundred and Twenty-five (125) feet Northwestwardly from the point of intersection of the Westerly line of the right of way of the East St. Louis, Columbia and Waterloo Railway, with the Southwest line of said lot, thence Northeastwardly One Hundred and Seventy-eight and sixty-eight hundredths (178.68) feet to a point in the Westerly line of the right of way of the East St. Louis, Columbia and Waterloo Railway, thence in a Northerly direction along the said Westerly right of way line to the point of beginning, containing Nine and Ninety Hundredths (9.90) acres, more or less.

(Item 7) Also, part of lot numbered One Hundred and Twenty-one (121) of the "COMMON-FIELDS OF CAHOKIA", reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "E" on pages 16 and 17, described as follows, to wit:-

Beginning at a stake in the Northeast line of said lot where it crosses the West line of the Cahokia Wagon Road, thence North 77° West with the Southwest line of a road leading to the Island Road, One Hundred and Forty two and five-tenths (142.5) feet to the middle of Cahokia Creek, thence South 22° East along the middle line of said Creek, One Hundred and Twenty-one (121) feet to a point, thence South 77° East, Eighty-five (85) feet to a stone in the West side of Cahokia Wagon Road, thence North 9° 30' East Fifty (50) feet, thence North 0° 45' East, Fifty (50) feet to the place of beginning, containing Twenty-six Hundredths (0.26) of an acre.

(Item 8) Also, that part of Lot numbered One Hundred and twenty-one (121) of the "COMMONFIELDS OF CAHOKIA", reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "E" on pages 16 and 17, lying North of a road Fifty (50) feet wide, the North line of which road is distant South One Hundred and Three (103) feet from the most northerly corner of said lot numbered One Hundred and twenty-one (121), and which road runs North 77° West from the lower Cahokia Road, containing Seventeen Hundredths (17/100) of an acre, more or less.

(Item 9) Also, part of lot numbered One Hundred and Twenty one (121) of the "COMMON-FIELDS OF CAHOKIA", reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "E" on pages 16 and 17, described as follow-, to wit:

Beginning at a point where a line One Hundred (100) feet south of the Northern line of lot numbered Two Hundred and Thirty one (231) of the "SUBDIVISION OF PART OF THE COMMONS OF CAHOKIA, COMMONLY KNOWN AS THE THIRD SUBDIVISION OF THE CAHOKIA COMMONS", reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "A" on page 60, intersects the middle line of Dead Creek, being the old channel of the Cahokia Creek, and running thence south 85° 18½' East and parallel to the Northern

line of said lot numbered Two Hundred and Thirty one (231) about Seventy-nine (79) feet to a stone set in the Western line of the East St. Louis and Cahokia Wagon Road, thence South 8' West along the Westerly line of said road Three Hundred and Ninety two (392) feet Nine (9) inches to a stone, thence North 51° 10' West along the Southern line of said lot numbered One Hundred and twenty-one (121), about Sixty-four (64) feet to the middle of said Cahokia Creek, thence Northwardly along the middle line of said Cahokia Creek, to the place of beginning; containing Four Hundred and five One Thousandths (0.405) acres.

Excepting that part of said premises, described as follows, to wit:

Beginning at a point where a line One Hundred (100) feet South of the Northern line of said Lot numbered Two Hundred and Thirty-one (231) intersects the center of River L'Abbe, or Cahokia Creek, also known as Dead Creek and running thence South 85° and 18½' East and parallel to the Northern line of said lot numbered Two Hundred and thirty-one (231), about Seventy nine (79) feet to a stone set in the Westerly line of a road known as the East St. Louis and Cahokia Road; thence South 8' West, along the westerly line of said road, Thirty-three (33) feet to a point; thence North 85° 18½' West, and parallel to the Northern line of said lot numbered Two Hundred and thirty-one (231), to a point in the center of River L'Abbe; thence northwardly along the center line of said River-L'Abbe, to the place of beginning.

(Item 10) Also parts of surveys numbered Ninety-eight (98) and Ninety-nine (99), claims numbered Eleven Hundred and Ninety-two (1192) and Fourteen Hundred and Twelve (1412) of the "COMMONFIELDS OF CAHOKIA" designated as Lot numbered One Hundred and twenty-two (122), on Hilgard's Plat of said Commonfields, recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "E" on page 16, and containing Twenty two and Seventy five Hundredths (22.75) acres, more or less, and being the same property acquired by Paul W. Abt, from John C Plessis and wife, Julia, by deed dated December 21, 1890, and recorded in said Recorder's Office, in Book 218, on page 211; also

(Item 11) Part of Survey numbered One Hundred (100) of the "COMMONFIELDS OF CAHOKIA" described as follows, to wit: Commencing the survey thereof at a stone on Cahokia Creek, on the line between Surveys numbered One Hundred (100) and One Hundred and one (101) of said Commonfields, running thence South 43° East on the line between said surveys, Thirty and Fifteen Hundredths (30.15) chains to a stone, thence South 47° West, Five and Eighty three hundredths (5.83) chains to a stone, thence North 43° West, Twenty-seven and Eleven Hundredths (27.11) chains to a stone on said Creek, thence along said Creek, to the point of beginning, containing Sixteen and Fifty eight Hundredths (16.58) acres, and designated as Lot numbered Seventy-Five (75) on Hilgard's Plat of said Commonfields, above referred to; also

(Item 12) Part of Survey numbered One Hundred (100) of the "COMMONFIELDS OF CAHOKIA", described as follows, to wit: Commencing the survey thereof at a Sycamore tree 40 inches in diameter, at Cahokia Creek, the corner between surveys numbered Ninety-nine (99) and One Hundred (100), running thence South 43° East along the line between said surveys, Twenty three and Thirty Hundredths (23.30) chains to a stone, thence North 47° East, Five and Eighty-three Hundredths (5.83) chains to a stone, thence North 43° West Twenty-seven and Eleven Hundredths (27.11) chains to a stone on said Creek, thence Southwest along said Creek, to the point of beginning, containing Fifteen (15) acres, and designated as Lot numbered Seventy-six (76) on Hilgard's Plat of said Commonfields above referred to.

Excepting, however, from said lot numbered Seventy-five (75) the following portion:

A strip of land Sixty (60) feet wide off of the Northeast side, described as, commencing the survey thereof at the Northwestern corner of said lot, thence in a Southeasterly direction along the line between Surveys numbered One Hundred (100) and One Hundred and one (101) aforesaid; to the Northeastern corner of said lot numbered Seventy-five (75), thence Southwestwardly along the line between lots numbered Seventy-five (75) and Seventy-seven (77) of said Commonfields, a distance of Sixty (60) feet, thence Northwestwardly on a line parallel with the Northeastly line of said lot numbered Seventy-five (75) to the Eastern Bank of Cahokia Creek, thence along the line of said Creek, in a northerly direction to the point of beginning, containing Two and Sixty-four hundredths (2.64) acres, and being the same premises conveyed to Samuel H. Leathe, by deed dated November 13th, 1893, and recorded in said Recorder's Office in Book 240, on page 141.

excepting

Also/A strip of land One Hundred (100) feet wide, being Fifty (50) feet wide, on each side of the center line of the East St. Louis, Columbia and Waterloo Railway, as the same is now located upon and across said land, located in Lot numbered One Hundred and Twenty-two (122) of the Commonfields of Cahokia, as designated on Hilgard's Plat of said Commonfields of Cahokia, above referred to, said strip of land containing Eighty eight Hundredths (88/100) of an acre, more or less.

Also excepting a parcel of land, situated in the Easterly end of lot numbered One Hundred and Twenty-two (122) of the "COMMONFIELDS OF CAHOKIA", and more particularly described as follows: to wit:

Commencing at a stone at the Southeasterly corner of said lot numbered One Hundred and Twenty two (122), and running thence in a Northwestwardly direction along the Southwesterly line of said lot numbered One Hundred and Twenty-two (122), for a distance of Six Hundred and forty-two (642) feet to an intersection with the Southeasterly line of the right of way of the East St. Louis, Columbia and Waterloo Railway, thence Northeastwardly along said Southeasterly line of said right of way for a distance of Three Hundred and Eighty-four (384) feet to a point in the Northeastly line of said lot numbered One Hundred and twenty two (122) thence in a southeastwardly direction along the Northeastly line of said lot numbered One Hundred and twenty-two (122), for a distance of Four Hundred and forty-seven and two tenths (447.2) feet, to a stone at the Northeastly corner of said lot numbered One Hundred and twenty two (122), thence in a southerly direction along the Easterly line of said lot numbered One Hundred and twenty-two (122), for a distance of Four Hundred and thirty-nine and two tenths (439.2) feet to the place of beginning, containing Four and Seventy seven Hundredths (4.77) acres.

Also excepting a piece of ground in the northwesterly end of Lot numbered Seventy-six (76) , United States survey One Hundred (100); "COMMONFIELDS OF CAHOKIA", described as follows:

Commencing at a point in the Southwesterly line of Cahokia Road, Five Hundred and nine and five tenths (509.5) feet South 17° 41' West of the intersection of the said Southwesterly line with the Northeasterly line of said Survey numbered One Hundred (100), and running thence South 17° 41' West along the said Southwesterly line of said Cahokia Road One Hundred and fifty (150) feet, thence North 43° West One Hundred and Forty (140) feet, thence North 17° 41' East One Hundred and Fifty (150) feet, thence South 43° East One Hundred and Forty (140) feet to the point of beginning.

(Item 13) Also the unexpired term of a certain leasehold interest for ninety-nine (99) years from the 2nd day of July, 1860, under a lease recorded in the office of the Recorder of Deeds of St. Clair County, Illinois, in Book "N3" on page 125, in lot numbered Two Hundred and twenty-six (226) of the "SUBDIVISION OF PART OF THE COMMONS OF CAHOKIA, COMMONLY KNOWN AS THE THIRD SUBDIVISION OF THE CAHOKIA COMMONS", reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "A" on page 60.

Excepting a strip of land Three Hundred and Ten (310) feet wide off of the Westerly side thereof, and

Excepting further a strip of land described as follows, to wit:

Beginning at a point in the Northern line of Lot numbered Two Hundred and Twenty-seven (227) distant Three Hundred and Ten (310) feet Eastwardly from the Northwest corner of said lot numbered Two Hundred and twenty-seven (227), and running thence Eastwardly along the Northern line of said lot numbered Two Hundred and twenty-seven (227), Four Hundred and Ninety-five (495) feet and two (2) inches to a stone, thence Southwestwardly Seven Hundred and sixty-three (763) feet and Eleven (11) inches, to a stone in the Southern line of lot numbered Two Hundred and twenty-six (226) of said Subdivision, which stone is set Four Hundred and forty-five (445) feet Eastwardly from the Southwest corner of said lot numbered Two Hundred and twenty-six (226) in the Eastern line of Mississippi Avenue, thence Westwardly along the Southerly line of said lot numbered Two Hundred and Twenty-six (226) One Hundred and thirty-five (135) feet to a point distant Three Hundred and ten (310) feet Eastwardly from the most Westerly corner of said lot numbered Two Hundred and twenty-six (226), thence Northerly to the point of beginning.

(Item 14) Also the unexpired term of a certain leasehold interest for ninety-nine (99)

years from the 2nd day of July, 1860, under a lease recorded in the Office of the Recorder of Deeds of St. Clair County, Illinois, in Book "J3" page 1, in lot numbered Two Hundred and twenty-seven (227) of the "SUBDIVISION OF PART OF THE COMMONS OF CAHOKIA, COMMONLY KNOWN AS THE THIRD SUBDIVISION OF THE CAHOKIA COMMONS", reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "A" on page 60.

Excepting a strip of land Three Hundred and ten (310) feet wide off of the Westerly side thereof and

Excepting further a strip of land described as follows, to wit:

Beginning at a point in the Northern line of said lot distant Three Hundred and ten (310) feet Eastwardly from the Northwest corner of said lot and running thence Eastwardly along the Northern line of said Lot numbered Four Hundred and Ninety-five (495) feet and two (2) inches to a stone, thence Southwestwardly Seven Hundred and Sixty-three (763) feet and Eleven (11) inches to a stone in the Southern line of lot numbered Two Hundred and twenty-six (226) of said Subdivision, which stone is Four Hundred and forty-five (445) feet Eastwardly from the Southwest corner of said lot numbered Two Hundred and Twenty-six (226) in the Eastern line of Mississippi Avenue, thence Westwardly along the Southerly line of said Lot numbered Two Hundred and twenty-six (226) One Hundred and thirty-five (135) feet to a point distant Three Hundred and Ten (310) feet Eastwardly from the most westerly corner of said Lot numbered Two Hundred and twenty-six (226), thence Northerly to the point of beginning.

(Item 15) Also all railroad rights and rights of way and railroad tracks appertaining to the aforesaid described property in so far as the grantor herein has the right to convey the same.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging, or in anywise appertaining unto the Party of the second part, and unto its successors and assigns Forever; the Party of the First Part hereby covenanting that it will warrant and defend the title to the said premises unto said Party of the Second Part, and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever, except the lien of all taxes and as to which taxes it is agreed between the parties hereto that the same shall be adjusted as of November 1, 1917. First Party paying the pro rata part thereof up to November 1, 1917, and Second Party the remainder, and except an indebtedness in the principal sum of Twenty-Two Thousand Seven Hundred Dollars (\$22,700.00) dated January 10, 1916, which is a lien upon the real estate herein described at Items ten, eleven and twelve, and except a three year lease held by David P. Jones of the City of Chicago, expiring June 30, 1919, on the following real estate, to wit:

"Starting from stone monument on the side line of Lower Cahokia Road, two hundred and twenty-five (225) feet, northeast of the center line of the Alton & Southern Railroad Company's right-of-way, go southeast two hundred and fifteen and one-tenth (215.1) feet along the southwesterly line of Lot One Hundred Twenty (120) to the intersection of the said line with the north property line of the Alton & Southern Railroad Company, the said intersection being a point.

From thence -

One Hundred and Twenty nine and Eight Tenths (129.8) feet east, bordering the Alton & Southern Railroad right of way, to a point.

From thence -

Two Hundred and Forty-three and Fourteen Hundredths (243.14) feet northeast, along a property line of the Alton & Southern Railroad to a point.

From Thence -

Four Hundred and Fifty one and Sixty-seven Hundredths (451.67) feet northwest, to a point on the side line of Lower Cahokia Road, and forming an angle of Seventy-five degrees (75°) with this side line.

From Thence -

Two Hundred and twenty-five (225) feet southwest along the side line of the Lower Cahokia Road, to the starting point, a stone on the side line of Lower Cahokia Road.

AREA.

The area of the above described plot is 92,206.26 square feet, or 2.116 acres (Two and One Hundred and Sixteen Thousandths Acres)

IN WITNESS WHEREOF, the said Party of the First Part, COMMERCIAL ACID COMPANY, has caused its corporate name to be hereto subscribed by its Vice-President, and its corporate seal to be hereto attached, and both whereof to be duly attested by its Secretary.

COMMERCIAL ACID COMPANY

By W.B.Stratford

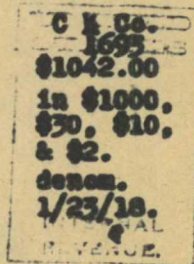
Vice-President.

(CORPORATE SEAL).

Attest: J.W.Gerhard

Secretary.

STATE OF MISSOURI,)
CITY OF ST. LOUIS) ss.



BE IT REMEMBERED, that on this, the 22nd day of January, in the year of our Lord, Nineteen Hundred and Eighteen (1918), before me, a notary public, in and for the City and State, personally appeared W.B.Stratford and J.W.Gerhard, who, being by me first duly sworn, according to law, depose and say that they are respectively Vice President and Secretary of the above named corporation, the COMMERCIAL ACID COMPANY, and that they were personally present at the execution of the foregoing Indenture and saw the common seal of the said corporation duly affixed thereto, and that the seal so affixed is the common corporate seal of the said corporation, and that the above written indenture was duly signed, sealed and delivered by, and as, and for the act and deed of the Commercial Acid Company for the uses and purposes therein contained, by authority thereunto duly regularly given; and that the names of these deponents subscribed to the said Indenture, as President and Secretary, of the said corporation, in attestation of the due execution and delivery of the said Indenture are of these deponents own, true, proper and respective handwriting.

And at the same time, the said W.B.Stratford, and J.W.Gerhard being personally known to me and known to me to be the same persons described in and who executed the foregoing Indenture, as Vice President and Secretary, respectively, thereof, duly acknowledged to me that they did execute the same, and that the said Indenture is their free act and deed, and the free act and deed of the said corporation, COMMERCIAL ACID COMPANY, for the uses and purposes herein contained, to the end that the same might be recorded as such.

Sworn to, subscribed and acknowledged before me, the day and year aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal.

My commission expires July 29th, 1921.

(NOTARIAL SEAL)
(City of St. Louis, Mo)

Josephine Goetten

Notary Public.

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